



* £875,000- £925,000 * HUGE KITCHEN-FAMILY ROOM * PLANS PASSED FOR A FURTHER BEDROOM UPSTAIRS * TWO/THREE RECEPTION ROOMS * CONTEMPORARY INTERIORS * WEST LEIGH CATCHMENT * UTILITY AND DOWNSTAIRS W/C * AMPLE PARKING * SPACIOUS BEDROOMS AND BATHROOMS * This immensely spacious three/four bedroom extended family home offers stunning contemporary interiors throughout, a modern layout, ample parking and plans passed for a further extension to the front of the building/loft to create four first floor bedrooms. The location is incredible as it's nestled down a quiet cul-de-sac, whilst being only moments from Leigh Station and the coastline. There is a vast kitchen-family room and two more separate reception rooms downstairs, as well as a utility room and w/c. While upstairs you will find three bright bedrooms with the master having built-in wardrobes and an en-suite. There is also a separate family bathroom. Outside there is plenty of parking on the driveway and a landscaped rear garden with a lawn and various seating areas. The home is also within the favoured West Leigh catchment area.

- Quiet, sought after close within 'Marine Estate'
- Ample parking
- Four/five bedrooms, two/three reception rooms
- Utility and separate downstairs w/c
- Further potential to extend STP
- Fully detached property
- West Leigh School catchment
- Impressive Kitchen family room
- Landscaped rear garden
- Minutes walk from Leigh Station, the Broadway and the Old Leigh Town

Marine Close

Leigh-on-Sea

£875,000

Price Guide



Marine Close



Location

The location couldn't be better- it is positioned down arguably the quietest road on the 'Marine Estate' and is just moments from Leigh Mainline Station and a walk to the fashionable Broadway and Old Leigh. The location also offers easy access to the A13 and A127. The favoured West Leigh School is within the catchment area, as well as the highly regraded Belfairs Academy. Belfairs Woods and Golf Course is also nearby.

Frontage

Blocked paved driveway providing parking for up to four vehicles, garden wall, fencing to both sides, side access, overhang front porch, double wooden front doors with double-glazing.

Entrance Hallway

14'6" x 7'10"

UPVC double-glazed window-to-side aspect, spotlighting, skirting, coconut matting, access to W/C, understairs storage cupboard, carpeted staircase rising to first floor landing, marble floor tiles with underfloor heating.

Front Lounge

15'0" x 11'9"

UPVC double-glazed window to front aspect, spotlighting, skirting, carpet with underfloor heating.

Sitting Room / Bedroom Four

14'2" x 11'7"

UPVC double-glazed windows with built-in blinds to front and side aspects, spotlighting, skirting, carpet with underfloor heating.

Downstairs W/C

6'3" x 3'1"

Obscured UPVC double-glazed window-to-side aspect, spotlighting, low-level WC, vanity unit with wash basin and matt black mixer tap, skirting, marble floor tiles with underfloor heating.

Utility Room

6'2" x 5'4"

Obscured UPVC double-glazed window-to-side aspect, grey shaker-style kitchen units both wall mounted and base level comprising; stainless steel sink and drainer with chrome mixer tap, space for under counter washing machine and tumble dryer, boiler, spotlighting, skirting, marble floor tiles with underfloor heating.

Kitchen-Family Room

26'4" x 24'6"

Aluminium double-glazed bi-folding doors to rear aspect for garden access, large roof lantern, three UPVC double-glazed windows to rear and side aspects, spotlighting, exposed brick feature wall, skirting, marble floors tiles with underfloor heating. Grey shaker style kitchen units both wall-mounted, base level and island unit/breakfast bar comprising; quartz worktops with under counter ceramic sink and drainer with a chrome mixer tap, two integrated Bosch ovens with a four ring burner, Bosch induction hob and extractor fan over, space for large American style fridge freezer, island unit with four-seater breakfast bar, integrated wine cooler, integrated wine rack, integrated Bosch dishwasher.

First Floor Lading

Obscured UPVC double-glazed window and two UPVC double-glazed Velux windows to side aspect, spotlighting, airing cupboard, skirting,

Bedroom One

14'6" x 13'10"

Three UPVC double-glazed windows with built-in blinds to rear and side aspects, access to en-suite, two built-in wardrobes, spotlighting, skirting, and radiator.

En-Suite Shower Room

8'5" x 4'7"

Obscured UPVC double-glazed window to side aspect, extractor fan, spotlighting, walk-in shower with drencher head and secondary shower attachment, integrated shelving, vanity unit with wash basin, matt black mixer tap, storage cubbyhole, low-level w/c, chrome towel radiator, partially tiled walls, mosaic effect floor tiling.

Bedroom Two

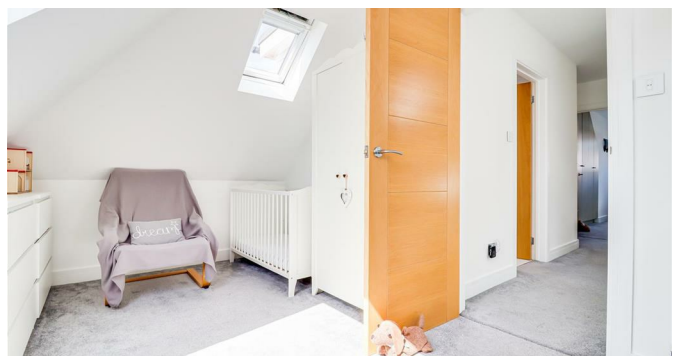
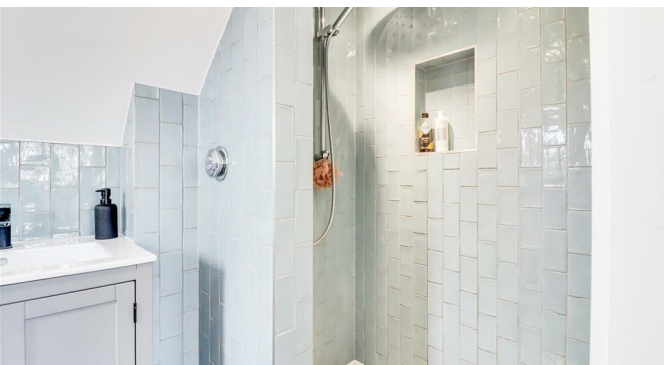
9'10" x 8'5"

Three UPVC double-glazed windows with built-in blinds and a double-glazed UPVC velux window to rear, front, and side aspects eaves storage, spotlighting, radiator, skirting and carpet.

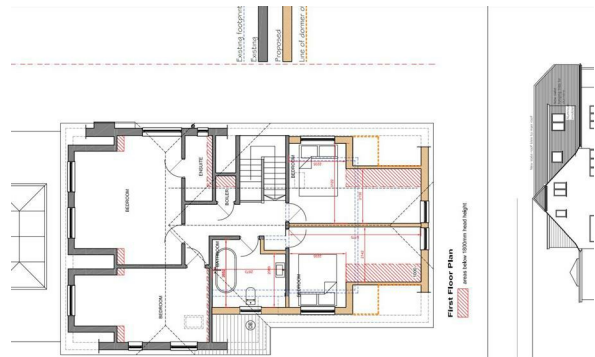
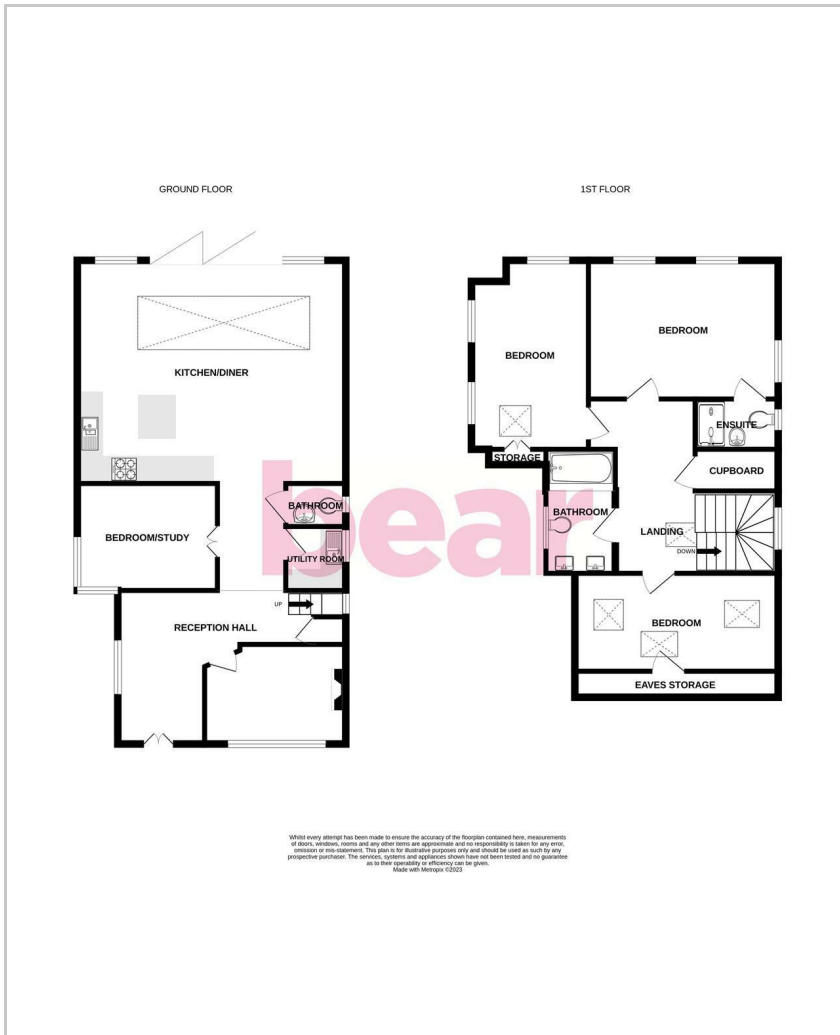
Bedroom Three

16'5" x 8'5"

Three UPVC double glazed velux windows to side and rear aspects, eaves storage, radiator, skirting and carpet.



Floor Plan



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	